Subject: Re: San Pedro Courthouse Motion
From: "Kim, Rebekah" <rkim@lacbos.org>
Date: 11/18/2016 05:06 PM
To: "Warren A. Gunter" <w.gunter@sbcglobal.net>
CC: Lorena Parker <lparker@sanpedrobid.com>, Eric Eisenberg <ericeoban@gmail.com>, Alan Johnson <alanj@victory-group.com>, 'Greg Morena' <greg@thealbright.com>, Ben Schirmer <ben@hcbf.org>

Hi Warren,

That's probably a conversation to be had when the proposed developers begin their community outreach. The RFP was geared towards selecting a developer to execute the predevelopment phase and define the design for the project, which I assume would take into consideration such concerns such as the one you are presenting.

Per my note below, if the proposed developers are given the authority to begin the predevelopment phase, they will reach out to the community formally to begin gathering such information to take into consideration as part of their design plan.

This motion authorizes the county to enter into negotiations with a developer to authorize them to define the details of the project scope and define it for a development phase.

Rebekah

From: Warren A. Gunter
Sent: Friday, November 18, 2016 4:37 PM
To: Kim, Rebekah
Reply To: Warren A. Gunter
Cc: Lorena Parker
Subject: San Pedro Courthouse Motion

Rebekah,

My name is Warren Gunter. I am one of the PBID board members. One of the five buildings we own downtown is the building that houses Baramee Thai Restaurant. The patio they use has been rented by us for many years, first from the County and then from the State Court system. We are worried about the future of this tiny piece of real estate. The restaurant would suffer great economic hardship if this was lost. Also the downtown would lose and attractive and popular place to dine.

I plan on attending the Board of Supervisors meeting on the 22nd. Any insite on this subject would be appreciated. Also are the proposed developers aware of this leased portion of the courthouse site?

Thank you,

Warren Gunter
310-547-4000

---------- Forwarded message ----------
From: Kim, Rebekah <rkim@lacbos.org<mailto:rkim@lacbos.org>>
Date: Fri, Nov 18, 2016 at 10:41 AM
Subject: San Pedro Courthouse Motion

To: Eric Eisenberg <ericeoban@icloud.com<mailto:ericeoban@icloud.com>>, Alan Johnson <alanj@victory-group.com<mailto:alanj@victory-group.com>>, "Johnson, Liz (liz@grandvision.org<mailto:liz@grandvision.org>)" <liz@grandvision.org<mailto:liz@grandvision.org>>, Ben Schirmer <ben@hcbf.org<mailto:ben@hcbf.org>>, "Lorena Parker (lparker@sanpedrobid.com<mailto:lparker@sanpedrobid.com>)" <lparker@sanpedrobid.com<mailto:lparker@sanpedrobid.com>>, Greg Morena <greg@thealbright.com<mailto:greg@thealbright.com>>

Dear PBID officers,

Hope all is well! The following motion was filed this past Wednesday for the Board's consideration this coming Tuesday. The agenda was released yesterday...I apologize I wasn't able to email this to you yesterday! I had back to back meetings.

Here is the long awaited motion to enter into an exclusive ENA with Holland Partners Group to execute the predevelopment phase for the San Pedro Courthouse project.

http://bos.lacounty.gov/ LinkClick.aspx?fileticket=w2NZSXaeftI%3d&portalid=1<http://bos.lacounty.gov/LinkClick.aspx?fileticket=w2NZSXaeftI%3d&portalid=1>

The board deputies were briefed on this item on Wednesday and we are confident the other board offices will support this motion.

As I touched upon this in the past, approval of this motion is a huge deal to get things moving. Moving forward, the chosen developer is expected to do its part with community outreach and proactive communication to define the design of the project beyond the basics of what was described in the RFP of a mixed-use/joint-use project.

It has been a privilege being a part of this journey with you and the amazing San Pedro community. My hope is that this is approved unanimously on Tuesday so that San Pedro can start moving towards a more thriving commerce and revitalization.

Kindly,
Rebekah